



## CITY OF SANTA BARBARA

### JOINT COUNCIL AND REDEVELOPMENT AGENCY AGENDA REPORT

**AGENDA DATE:** June 21, 2011

**TO:** Mayor and Councilmembers  
Chair and Boardmembers

**FROM:** Engineering Division, Public Works Department  
Housing and Redevelopment Division, Community Development  
Department

**SUBJECT:** Contract For Construction Of A New Parking Lot On Helena Avenue

#### RECOMMENDATION:

- A. That the Redevelopment Agency Board authorize the expenditure of \$320,738 for the Helena Avenue Parking Lot Project (Project);
- B. That Council award and authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Lash Construction in the low bid amount of \$236,557 for construction of the Project, Bid No. 3584; and
- C. That Council authorize the Public Works Director and the Redevelopment Agency Deputy Director to execute a contract with Lash Construction and approve expenditures up to \$35,484 to cover any cost increases that may result from contract change orders for extra work and differences between estimated bid quantities and actual quantities measured for payment.

#### DISCUSSION:

#### BACKGROUND

The Project is located on the Redevelopment Agency (Agency)-owned parcel at 217 Helena Avenue (Helena Avenue property). Helena Avenue is located one block east of State Street and extends for three blocks between Montecito Street and Cabrillo Boulevard.

In 1994, the Agency purchased a 37,000 square foot vacant parcel located at 12 East Montecito Street. In December 1998, the property was divided into three parcels. Two of the parcels encompassing approximately 24,000 square feet, were purchased by a partnership controlled by the Fess Parker, Jr. Family Trust (Parker Family Trust) for the construction of a 100-bed youth hostel. The youth hostel is a condition of approval for the development of a 150-room hotel at Cabrillo Boulevard and Calle Cesar Chavez. The

remaining parcel is owned by the Agency and is commonly referred to as 217 Helena Avenue.

## CURRENT USE OF THE SITE

The Helena Avenue property is currently vacant. In recent years, it has been used as a construction staging area for private and public construction projects. Most recently, the site was used as a construction staging area for the West Beach Sidewalk Improvement Project.

## COORDINATION WITH THE YOUTH HOSTEL PROJECT AT 12 EAST MONTECITO STREET

The youth hostel was a condition of approval of the Waterfront Park Hotel Project. The youth hostel is currently under construction and nearing completion. A substantial conformance request to reconfigure the interior design of the hostel was recently reviewed by the City Planning Commission.

Permanent, non-exclusive easements for pedestrian, vehicular, and all necessary service and delivery ingress and egress over and through the Helena Avenue property have been granted to the Parker Family Trust. The Parker Family Trust also has the right to locate the youth hostel trash enclosure on the Helena Avenue property. Agency staff and representatives of the Parker Family Trust have been meeting regularly to discuss construction coordination.

## PROJECT DESCRIPTION AND SCHEDULE

The Agency funded project consists of constructing a 31 Space (29 Standard Vehicle and 2 Motorcycle) public parking lot. The proposed lot will share access with the adjacent private parking lot at 12 East Montecito Street. Americans with Disabilities Act (ADA) compliant pedestrian access to State Street and Helena Avenue will be provided. The Project would be scheduled to begin construction in the second week of August, following Fiesta week, with completion anticipated for early November 2011.

## PARKING LOT OPERATION

The parking lot will be operated and maintained by Downtown Parking. Downtown Parking staff has evaluated the best methods of operating this public parking lot. Options considered included utilizing a non-staffed, pay-on-foot station, or permit parking, or a posted 90-minute time limit for free public parking. For now, until another demand arises, the parking lot will be operated as a posted 90-minute time limit parking lot. The final design and construction plans include utility infrastructure to support a parking kiosk or electronic pay station in the future if desirable.

## CONTRACT BIDS

A total of 5 responsive bids were received for the subject work, ranging as follows:

	<b>BIDDERS</b>	<b>BID AMOUNT</b>
1.	Lash Construction Santa Barbara, CA	\$236,557
2.	Shaw Contracting Santa Barbara, CA	\$239,793
3.	Berry General Engineering Ventura, CA	\$254,888
4.	G. Sosa Construction Orcutt, CA	\$333,667
5.	Hughes General Engineering Oxnard, CA	\$335,458

The low bid of \$236,557, submitted by Lash, is an acceptable bid that is responsive to and meets the requirements of the bid specifications.

The change order funding recommendation of \$35,484, or 15%, is higher than typical and is requested for unforeseen issues related to soil conditions and coordination with the adjacent Youth Hostel construction.

## CONSTRUCTION PHASE CONTRACT SERVICES

As part of this project, the Public Works Director will also be executing a professional services purchase order with Penfield and Smith (P&S) and Fugro West (Fugro). The purchase order with P&S will be in the amount of \$9,500 for design support services during construction. P&S was selected by a Request for Proposal process to design the project and is experienced in this type of work. The purchase order with Fugro will be in the amount of \$7,000 and \$700 of extra services for materials testing services during construction.

## FUNDING

This Project is being funded by the Agency and was approved as part of the Agency's Fiscal Year 2010 Capital Program. \$500,000 was budgeted for the entire Project. This includes design process, engineering, City staff time, and all construction, materials, landscaping, lighting, signs and contingencies.

There are sufficient funds in the Redevelopment Agency's Helena Avenue Project Account to fund the costs associated with this Project. The following summarizes the expenditures recommended in this report:

### CONSTRUCTION CONTRACT FUNDING SUMMARY

	Basic Contract	Change Funds	Total
Lash Construction	\$236,557	\$35,484	\$272,041
Penfield & Smith	\$9,500	\$0	\$9,500
Fugro West	\$7,000	\$700	\$7,700
<b>TOTAL RECOMMENDED AUTHORIZATION</b>			<b>\$289,241</b>

The following summarizes all Project design costs, construction contract funding, and other Project costs:

### ESTIMATED TOTAL PROJECT COST

*\*Cents have been rounded to the nearest dollar in this table.*

Design (by Contract)	\$87,887
City Staff Costs	\$45,833
<b>Subtotal</b>	<b>\$133,720</b>
Construction Contract	\$236,557
Construction Change Order Allowance	\$35,484
Design Support Services During Construction (by Contract)	\$9,500
Material Testing (by Contract)	\$7,700
<b>Subtotal</b>	<b>\$289,241</b>
Construction Management/Inspection (by City Staff)	\$31,434
<b>Subtotal</b>	<b>\$31,434</b>
<b>TOTAL PROJECT COST</b>	<b>\$454,395</b>

### SUSTAINABILITY IMPACT:

This property has a history of soil contamination and significant remediation efforts. Therefore, typical storm water infiltration techniques are not appropriate. The parking lot design includes a contained filtration/runoff channel and complies with the City's Storm Water Management Program.

### HEALTH AND SAFETY CODE SECTION 33445

On August 24, 2010, Council adopted Resolution No. 10-074. This resolution included the findings required by Health and Safety Code Section 33445 for Agency funding of capital improvements for a new surface parking lot at 217 Helena Avenue.

**ATTACHMENT:** Vicinity Map

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Department/BB

**SUBMITTED BY:** Christine F. Andersen, Public Works Director  
Paul Casey, Assistant City Administrator/Community Development  
Director

**APPROVED BY:** City Administrator's Office

# 217 Helena Avenue Vicinity Map

